

MARIPOSA PROJECT REDEVELOPMENT PLAN AMENDMENTS
(Adopted since 1982 Publication)

- Ordinance 86-204, adopted 12/16/86, to establish certain time and tax increment limitations required by Redevelopment Law changes.
- Ordinance 88-23, adopted 2/2/88, in to order to proceed with the P. G. & E. Development Project, to increase the development potentials in the Phase III of the Civic Center Square Project, to strengthen the Redevelopment Plan's Landscaping Standards, along with several "housekeeping" changes of a technical nature.
- Ordinance 88-116, adopted 88-116, in order to proceed with the Fifth District Court of Appeals Project in the Phase III of the Civic Center Square Project, to modify street abandonment requirements on Merced, "S", and "T" Streets, along with several "housekeeping" changes of a technical nature.

ATTACHMENTS: Ordinance 86-204,
Ordinance 88-23,
Ordinance 88-116

JF/65

BILL NO. B-210INTRODUCED BY COUNCILMEMBER MacMichaelORDINANCE NO. 86-204

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA
ESTABLISHING CERTAIN TIME AND TAX INCREMENT
LIMITATIONS FOR THE MARIPOSA PROJECT PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 33333.4

WHEREAS, the Council of the City of Fresno, on January 14, 1969, adopted Ordinance No. 69-11, approving an Urban Renewal Plan (hereinafter referred to as the "Plan") for the Mariposa Project (hereinafter referred to as the "Project"); and

WHEREAS, the Plan contains provisions for the division of taxes as set forth in the California Community Redevelopment Law, comprising Section 33000 et seq. of the California Health and Safety Code (hereinafter referred to as the "Law"), and specifically Section 33670 thereof, but does not contain all of the limitations required by Section 33333.2 thereof; and

WHEREAS, Section 33333.4 of the Law requires for each redevelopment plan adopted prior to October 1, 1976 which contains the provisions of said Section 33670 but does not contain the limitations specified in said Section 33333.2, that the Council adopt an Ordinance establishing certain time and tax increment limitations.

NOW, THEREFORE, the Council of the City of Fresno does ordain as follows:

SECTION 1. In accordance with the requirements of the California Health and Safety Code Section 33333.4, the following limitations are hereby established for the Project:

- A. The number of dollars of taxes which may be allocated to the Redevelopment Agency of the City of Fresno (hereinafter referred to as the "Agency") under the Plan shall not exceed the amount of Twenty Million Dollars (\$20,000,000), except by amendment of the Plan in the manner required the Law.

12/16/86
1/16/87

B. No loans, advances, or indebtedness to be repaid from the allocation of taxes referred to in Section 1.A. hereinabove shall be established or incurred by the Agency after February 14, 1999, to finance the Project in whole or in part. Such loans, advances, or indebtedness may be repaid over a period of time longer than such time limit. Such time limit may be extended only by amendment of the Plan in the manner required the Law.

C. No eminent domain proceeding to acquire property within the Project area shall be commenced after twelve (12) years following the date of adoption of this Ordinance. Such time limitation may be extended only by amendment of the Plan in the manner required the Law.

Section 2. The limitations established in Section 1 of this Ordinance shall apply to the Plan as if the Plan had been amended to include those limitations, and may only be amended by amendment of the Plan in the manner required the Law.

Section 3. The limitations established in Section 1 of this Ordinance shall not be construed to allow the impairment of any obligation or indebtedness incurred by the City of Fresno or the Agency pursuant to the Law, and shall be construed so as to allow the completion of adopted programs and projects implementing the Project.

Section 4. This Ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, JACQUELINE L. RYLE, City of Clerk of the City of Fresno, certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 16th day of December, 1986.

JACQUELINE L. RYLE
City Clerk

By _____
Deputy

3347T/160
JAP:JB

Page 2 of 2

APPROVED BY _____

CITY CLERK

By: 
Assistant

560

ORDINANCE NO. 88-23

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA
AMENDING THE URBAN RENEWAL PLAN FOR THE MARIPOSA
PROJECT

WHEREAS, on January 14, 1969, the Council enacted Ordinance No. 69-11 approving the Urban Renewal Plan and the Feasibility of Relocation for the (originally titled) Mariposa Medical Center Project; and

WHEREAS, on April 20, 1972, the Council enacted Ordinance No. 72-76 approving an amendment of the Urban Renewal Plan for the (originally titled) Mariposa Medical Center Project; and

WHEREAS, on December 4, 1975, the Council enacted Ordinance No. 75-124 approving amendments of the Urban Renewal Plan for the Mariposa Project; and

WHEREAS, on June 19, 1979, the Council enacted Ordinance No. 79-112 approving amendments of the Urban Renewal Plan for the Mariposa Project; and

WHEREAS, on August 3, 1982, the Council enacted Ordinance No. 82-78 approving amendments of the Urban Renewal Plan for the Mariposa Project; and

WHEREAS, further amendments of the Urban Renewal Plan for the Mariposa Project have been proposed and are shown in Exhibits "A" through "D" attached hereto; and

2/2/88
3/4/88

1988 117

WHEREAS, the Planning Commission adopted Resolution No. 9347 finding the Proposed Amendments as shown in Exhibits "A" through "D" conform to the General Plan for the Fresno-Clovis Metropolitan Area and recommending adoption of the proposed Negative Declaration and Plan Amendment No. 1-MCRP-88; and

WHEREAS, on February 2, 1988, the Redevelopment Agency of the City of Fresno and the Council held a duly noticed, joint public hearing to consider such further amendments and all evidence and testimony relating to such further amendments.

NOW, THEREFORE, the Council of the City of Fresno does ordain as follows:

SECTION 1. The proposed amendments to the Mariposa Project Urban Renewal Plan conform to the General Plan for the Fresno-Clovis Metropolitan Area.

SECTION 2. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, the adoption of the proposed rezoning is in the best interests of the City of Fresno, the Council finds that there is no substantial evidence in the record that the rezoning may have a significant effect on the environment, and the Negative Declaration prepared for this project is hereby approved.

SECTION 3. The Urban Renewal Plan for the Mariposa Project, as adopted pursuant to Ordinance No. 69-11 and as amended pursuant to Ordinance Nos. 72-76, 75-124, 79-112, and

82-78, is amended as depicted in Exhibits "A" through "D" attached hereto and incorporated herein by reference.

SECTION 4. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, JACQUELINE L. RYLE, City Clerk of the City of Fresno, County of Fresno, State of California, do hereby certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, on the 2nd day of February, 1988.

JACQUELINE L. RYLE
City Clerk

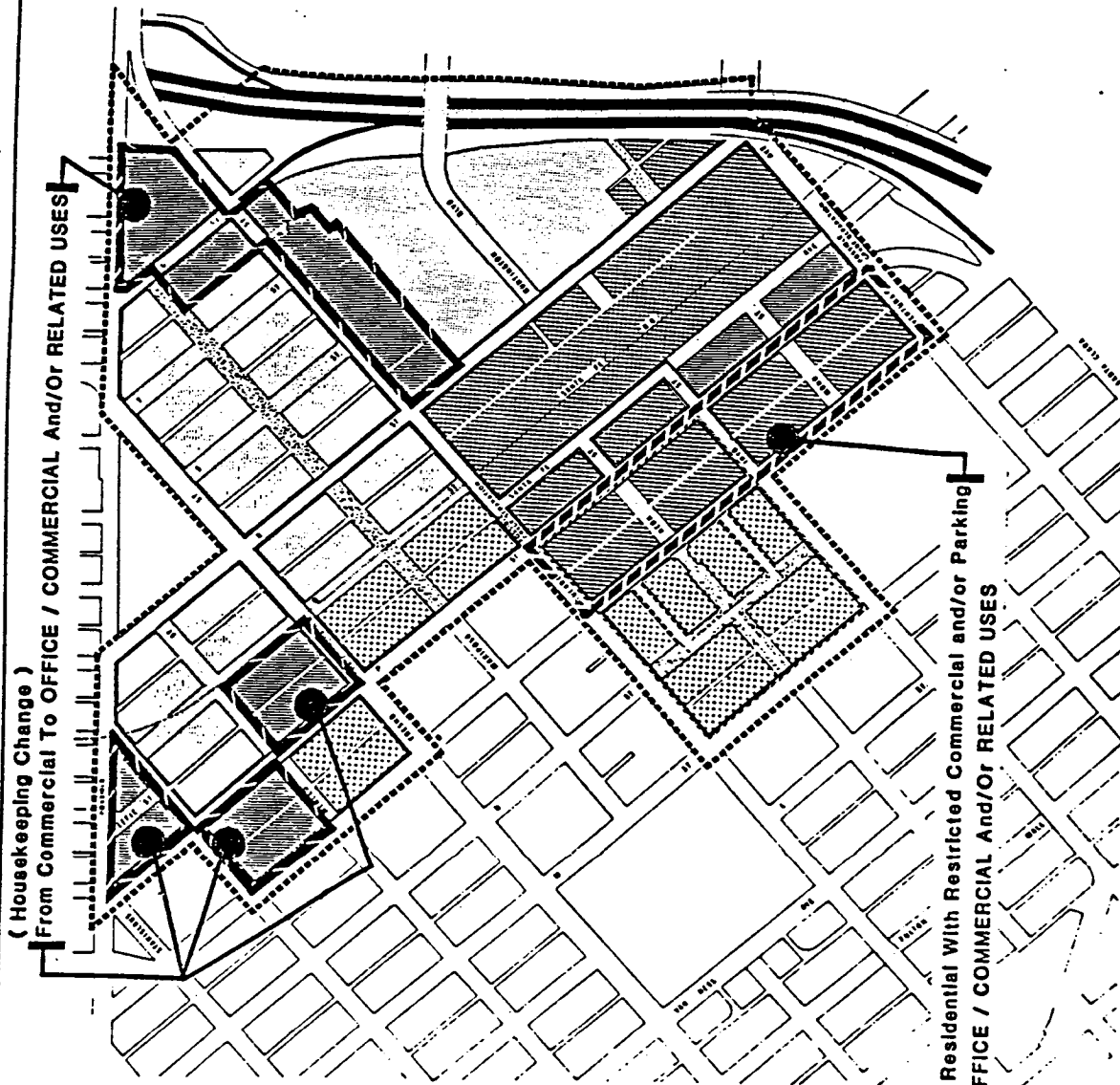
By Becky Kirsch
Deputy


CT:jb
5136T/111

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY: [Signature]

DEPUTY



 City of FRESNO	DEVELOPMENT Department	TITLE PROPOSED LAND USE PLAN	AREA Mariposa Project Urban Renewal Plan	REVISIONS 1	APPROVED BY DATE DRAWN BY DATE	SHEET NO. 1 OF 10
				1	1	1

TULARE_{ST.}

KERN_{ST.}

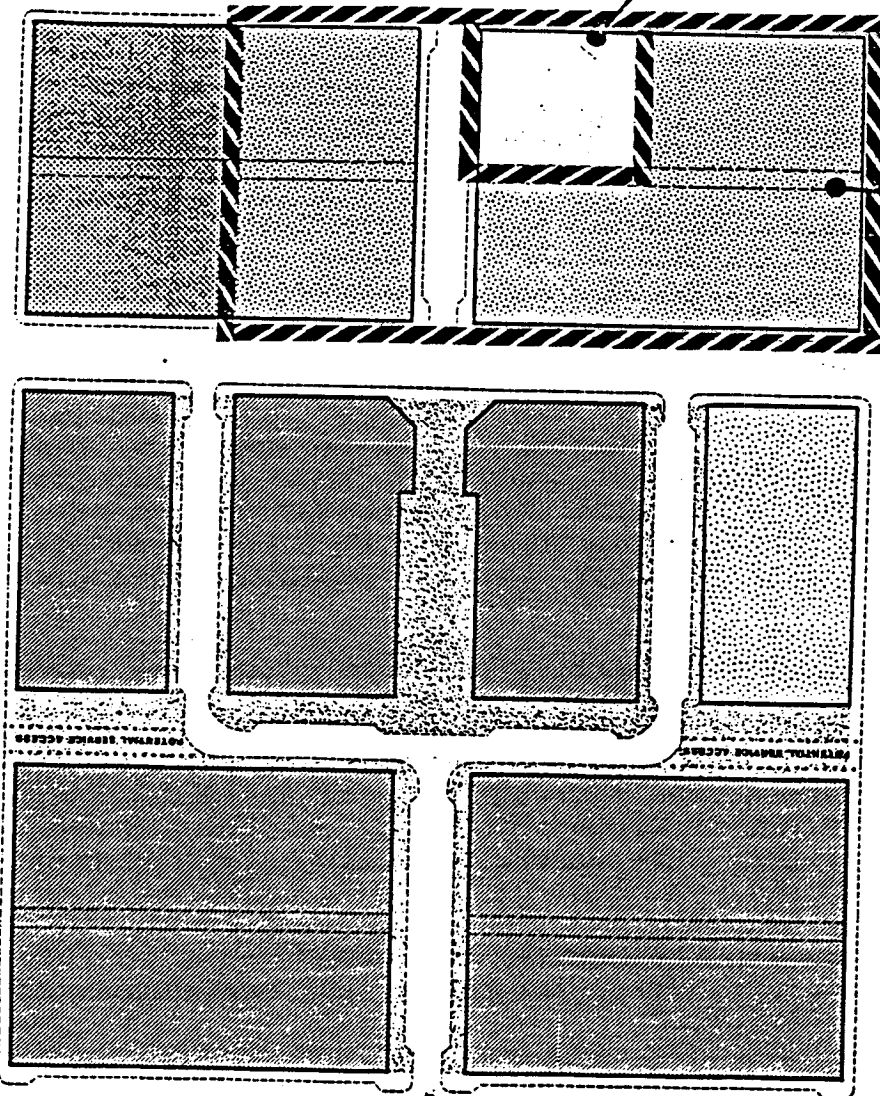
INYO_{ST.}

M_{ST.}

N_{ST.}

E_{ST.}

S_{ST.}



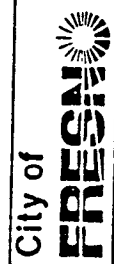
From Office/Restricted Commercial/Residential Development To Office / COMMERCIAL DEVELOPMENT

From Residential Development To Office / COMMERCIAL DEVELOPMENT

CIVIC SQUARE
Specific Development Plan

LEGEND

- OFFICE/COMMERCIAL DEVELOPMENT
TWO STORY MINIMUM FOR NEW CONSTRUCTION
- OFFICE/COMMERCIAL DEVELOPMENT
- OFFICE/RESTRICTED COMMERCIAL/RESIDENTIAL DEVELOPMENT
- RESIDENTIAL DEVELOPMENT
- SURFACE PARKING/PARKING STRUCTURE
- PEDESTRIAN MALL
- PUBLIC RIGHT OF WAY
- UTILITY EASEMENT
- POTENTIAL CURB LINE



DEVELOPMENT
Department

PROPOSED
LAND USE PLAN

Civic Square
Mariposa Project
Urban Renewal Plan

APPROVED BY	DATE	REVISIONS	DATE

6

10

EXHIBIT B

Section 405 Property and Streetscape Development Standards

In order to create, protect, and maintain streets and adjacent properties as boulevards, gateways, and pedestrian-oriented streetscapes of special quality, by reason of their location within and adjacent to the Civic Center of the City and other activity centers within the Central Area, all land uses shall be subject to the provisions of this section, in addition to the provisions of the Fresno Zoning Ordinance. The requirements of this section are intended to complement and not to supercede the provisions of the Civic Center (CC) Zone District and the Civic Center Area Modifying Zone District (CCO) of the Fresno Zoning Ordinance.

(a) Special Development Requirements Along Major and Local Streets

For developable properties, a front or side yard of not less than ten (10) feet along any abutting street, along with a minimum ten (10) foot wide, decorative, sidewalk pattern, shall be required. These required landscaped setback standards may be modified to permit design flexibility when development incorporates design features which enhance interaction between pedestrians and adjacent retail and similar uses, promote more diverse and higher quality streetscape and pedestrian environments, are compatible with the visual quality of the surrounding environment, and are consistent with adopted plans and policies.

For developed properties, where the majority of such development exists on a front or side property line abutting any street, a minimum fourteen foot wide decorative sidewalk pattern shall be required along such front or side property line. In those situations where there may be limited right-of-way, higher priority shall be given to achieving the sidewalk and yard standards than to providing on-street parking.

Street trees and trees within required yards shall be planted in a double-row configuration of sufficient quantity and size, and in such a manner as to create a "canopy effect" and achieve within five (5) years of planting a fifty percent shading pattern on the adjacent pedestrian sidewalk and to enhance the superior aesthetic quality of the proposed boulevard, gateway, and pedestrian-oriented streetscape environments.

To the maximum extent possible, all existing mature street trees shall be preserved, protected, and incorporated into the landscape design.

Center divider islands shall be landscaped to the maximum extent possible and improved in a manner consistent with the boulevard and gateway concepts.

All off-street parking lots shall be designed and improved to accommodate trees and landscaping. Trees shall be planted in sufficient quantity and size and distributed throughout all off-street parking lots in such a manner as to create a fifty percent shading pattern within ten years after establishment of the parking lot. This should be calculated by using the diameter of the tree crown at ten years.

(b) Limitation on Signs and Advertising Structures

All outdoor advertising signs in the planning area shall be mounted on or parallel with any exterior wall, not to exceed ten (10) percent of the total area of said exterior wall or one hundred (100) square feet, whichever is less, located on a wall with a public entrance, shall not exceed building height in the district and be subject to the provisions of Section 12-217-5K of the C-1 zone district except as follows:

Advertising structures (billboards) shall not be permitted in the planning area.

(c) Requirements for Outside Storage Yards

Outside storage yards in the planning area shall be enclosed by a opaque fence/wall at least six (6) feet in height and a landscaped yard of at least ten (10) feet along all street frontages, and be paved with asphalt concrete in accordance with City standards. All existing, outside storage yards shall comply with the requirements of this section to the maximum extent possible, within 5 years.

In order to implement Section 405, the following sections have been amended or added, as indicated by underlining:

SECTION 804 Standards for Satisfactory Rehabilitation

C. Architectural Review

In the case of those structures which, through structural survey, have been determined to be capable of being rehabilitated to meet the requirements set forth by this Section and those of Section 405 Property and Streetscape Development Standards, the following actions will be taken:

1. Proposed exterior design, exterior color scheme and other proposed aesthetic features, including landscaping, will be reviewed by City staff functioning as a review committee. Only under exceptional circumstances shall an Advisory Architectural Committee be called and selected by the Redevelopment Agency of the City of Fresno and approved by the City of Fresno.

2. Prior to the issuance of the building permit, the plans for effecting rehabilitation, including the engineering plan, elevations and/or perspectives, and landscaping plans shall be subject to review and approval of the City staff review committee and/or Advisory Architectural Committee as specified in this Plan.

SECTION 902 Review of Plans

- A. No construction shall be undertaken in the Project Area until site, ~~development~~ building, landscape, and signing details/plans of the developer shall have been approved by the Agency in writing. Approval shall be granted if such plans will effectuate the purposes of this Plan and meet the standards herein set forth. The developer shall submit, among other things, gross floor area data for his proposed development.
- C. Architectural Review
See Section 804, Subsections C.1. and C.2.

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EXHIBIT "D" ...

List and Description of Additional Plan Changes

1. Change the legend and the map of Exhibit No. 2, Proposed Zone Plan, to include the boundary of the Civic Center Area Modifying Zone District (CCO).
2. Change the map of Exhibit No. 3, Historic Structures, to reflect the removal of three local historic register structures.
3. Change Section 402 Land Use Proposals, to add the Civic Center Area Modifying District "CCO" and its definition.
4. Change Section 601 Extent of Acquisition, Demolition, and Clearance, to indicate Phase I acquisition has been completed and that the acquisition of the real property shown as "subject to acquisition/Phase II" in Exhibit No. 4 Acquisition Plan was approved in the August 3, 1982 amendments of the Mariposa Project Urban Renewal Plan and is currently in progress.
5. Change the legend of Exhibit No. 4 Acquisition Plan, to indicate that Phase 1 has been completed and Phase 2 is in progress.
6. Change Section 702, Subsection C Civic Square Land Use Provisions and Building Requirements to delete sales and services as permitted uses within the "Office/Commercial Development" category and to delete entirely the "Office/Restricted Commercial/Residential Development" and "Residential Development" categories.
7. Change the legend of Exhibit No. 8, Historic Structures (Civic Square) to indicate that the Fassett Homes have been removed.
8. Change Section 702, Subsection E Civic Square Land Acquisition to indicate that Phase I has been completed and Phase II is in progress.
9. Change the legend of Exhibit No. 10 Land Acquisition Plan to indicate that Phase 1 has been completed and that Phase 2 is in progress.

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OCT. 13 1988

Recording requested by
City Clerk, Fresno, California
No Fee-Govt. Code 6103
Return to City Clerk, Fresno

INTRODUCED BY COUNCILMEMBER: Anaforian

ORDINANCE NO. 88-116**FILE COPY**

RECORDED IN OFFICIAL RECORDS OF FRESNO COUNTY, CALIFORNIA	
AT. <u>15</u> MIN. PAST <u>10</u> A.M.	
SEP 29 1988	
GALEN LARSON, County Recorder	FEE \$ <u> </u>

AN ORDINANCE OF THE CITY OF FRESNO,
CALIFORNIA AMENDING THE URBAN RENEWAL
PLAN FOR THE MARIPOSA PROJECT

WHEREAS, on January 14, 1969, the Council enacted Ordinance No. 69-11 approving the Urban Renewal Plan and the Feasibility of Relocation for the (originally titled) Mariposa Medical Center Project; and

WHEREAS, the Council enacted subsequent Ordinances 72-76, 75-124, 79-112, 82-78, and 88-23 approving amendments of the Urban Renewal Plan for the Mariposa Project; and

WHEREAS, the Council enacted Ordinance 86-204 establishing certain time and tax increment limitations for the Mariposa Project; and

WHEREAS, further amendments of the Urban Renewal Plan for the Mariposa Project have been proposed and are shown in Exhibits "A" through "F" attached hereto; and

WHEREAS, the Planning Commission adopted Resolution No. 9518 finding the Proposed Amendments as shown in Exhibits "A" through "F" conform to the 1984 Fresno General Plan and recommending adoption of the proposed Negative Declaration and Plan Amendment No. 2-MCRP-88; and

WHEREAS, on September 13, 1988, the Redevelopment Agency of the City of Fresno and the Council held a duly noticed, joint public hearing to consider such further amendments and all evidence and testimony relating to such further amendments.

NOW, THEREFORE, the Council of the City of Fresno does ordain as follows:

SECTION 1. The proposed amendments to the Mariposa Project Urban Renewal Plan conform to the 1984 Fresno General Plan.

SECTION 2. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, the adoption of the proposed Plan Amendments No. 2-MCRP-88 is in the best interests of the City of Fresno, the Council finds that there is no substantial evidence in the record that said Plan Amendments may have a significant effect on the environment, and the Negative Declaration prepared for this project is hereby approved.

SECTION 3. The Urban Renewal Plan for the Mariposa Project, as adopted pursuant to Ordinance No. 69-11 and as amended pursuant to Ordinance Nos. 72-76, 75-124, 79-112, 82-78, and 88-23, is amended as depicted in Revised Exhibit "A" and Exhibits "B" through "F" attached hereto and incorporated herein by reference.

SECTION 4. The Council finds that the amendments made by this ordinance do not add new territory to the project area, increase either the limitation on the number of dollars to be allocated to the Redevelopment Agency or the time limit on the establishment of loans, advances, and indebtedness, to lengthen the time during which the Redevelopment Plan is effective, to merge project areas or to add significant additional capital improvement projects.

SECTION 5. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, JACQUELINE L. RYLE, City Clerk of the City of Fresno, County of Fresno, State of California, do hereby certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, on the 13th day of SEPTEMBER, 1988.

JACQUELINE L. RYLE
City Clerk

By Jacqueline L. Ryle
Deputy

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5136T/111

Revised
Attachments: Exhibit A - Mariposa Project Urban Renewal Plan,
Land Use Plan Map
Exhibit B - Civic Square Specific Development Plan,
Land Use Plan Map
C - Civic Square Specific Development Plan,
Public Right of Way and Easements Map
D - Civic Square Specific Development Plan,
Land Acquisition Plan Map
E - List of "Housekeeping" Changes
F - Negative Declaration for Assessment
No. 2-MCRP-88

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY: Joseph A. Selleni
DEPUTY

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.

88107945

On this 27th day of September, in the year 1988, before me
ROBIN G. ALCALA, personally appeared JACQUELINE L. RYLE,
personally known to me (or proved to me on the basis of satisfactory evidence)
to be the person who executed this instrument as CITY CLERK,
of the City of Fresno and acknowledged to me that the City of
Fresno executed it.

JACQUELINE L. RYLE, CMC
City Clerk

By Robin G. Alcala
Deputy

AMENDED BY ORDINANCE NO. 88-23
FRESNO CITY COUNCIL
FEBRUARY 2, 1988

LEGEND

- BOUNDARY OF PROJECT
- BOUNDARY OF SPECIFIC DEVELOPMENT AREA
- ===== NEW STREET TO BE DEDICATED
- ===== STREET TO BE RETAINED AND MAY BE WIDENED
- ===== STREET MAY BE ABANDONED
- ===== STREET TO BE ABANDONED
- ===== STREET MAY BE ABANDONED OR PEDESTRIAN WAY
- ===== OFFICE / COMMERCIAL AND/OR RELATED USES
- ===== PROFESSIONAL SERVICES OR RELATED USES
- ===== HIGH DENSITY RESIDENTIAL
- ===== INDUSTRIAL OR COMMERCIAL
- ===== CIVIC CENTER EXPANSION OR ASSOCIATED COMMERCIAL DEVELOPMENT

NOTE: ALL ALLEYS IN AREA MAY BE ABANDONED

From Street To Be Retained And May Be Widened
TO STREET RIGHT-OF-WAY MAY BE ADJUSTED
OR PEDESTRIAN WAY



From Street To Be Abandoned
TO STREET MAY BE ABANDONED



From Office/Commercial And/or
Related Uses TO NEW STREET
TO BE DEDICATED

From Street May Be Abandoned
TO STREET MAY BE ABANDONED
OR PEDESTRIAN WAY

City of



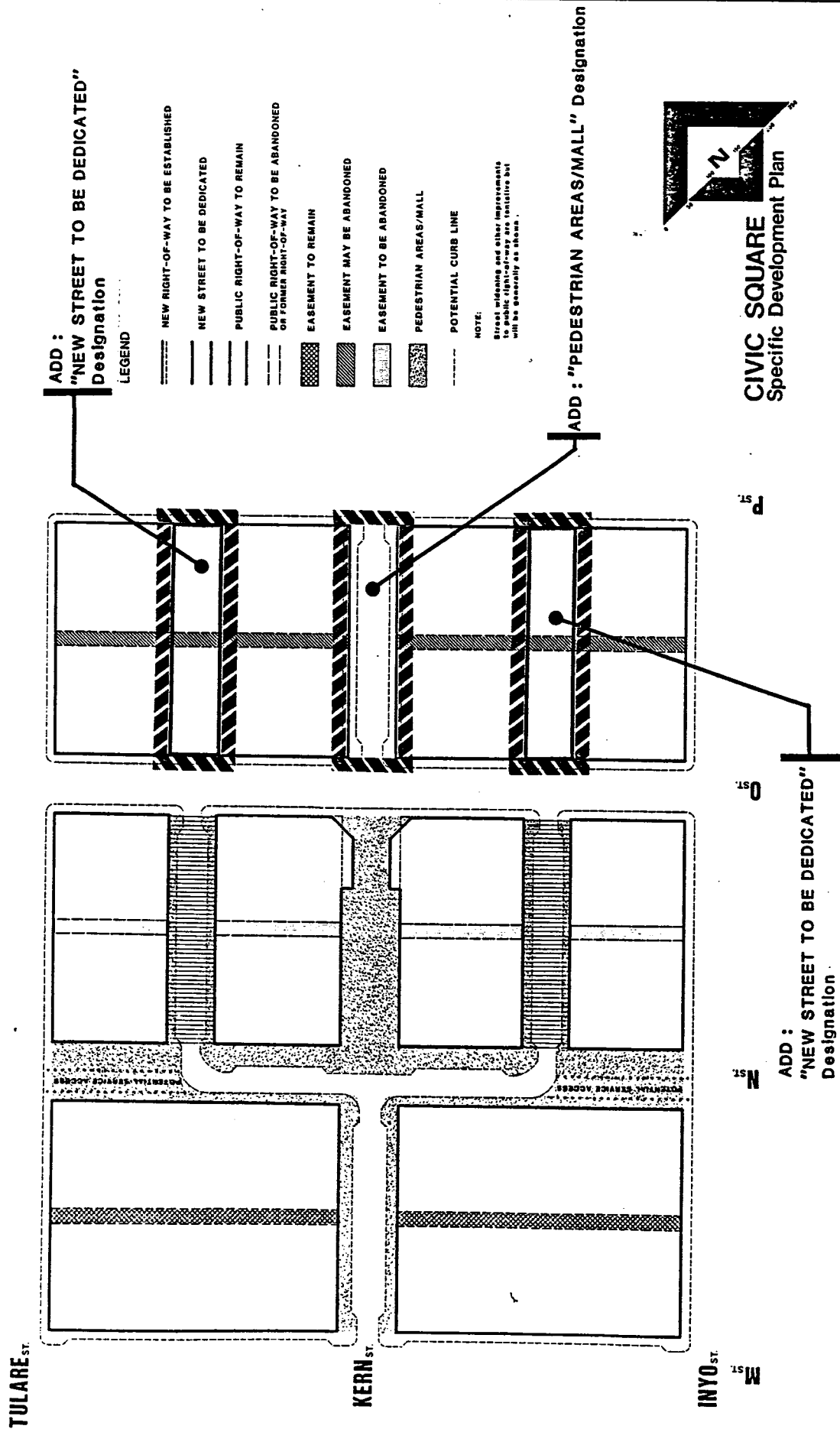
DEVELOPMENT
Department

TITLE
LAND USE PLAN

AREA
Mariposa Project
Urban Renewal Plan

REVISIONS	APPROVED BY	DATE	EXHIBIT NO.
1/18/88	DRAWN BY	DATE	1
			OF 10

APPROVED BY	DATE	EXHIBIT NO. 6
DRAWN BY	DATE	
		OF 10

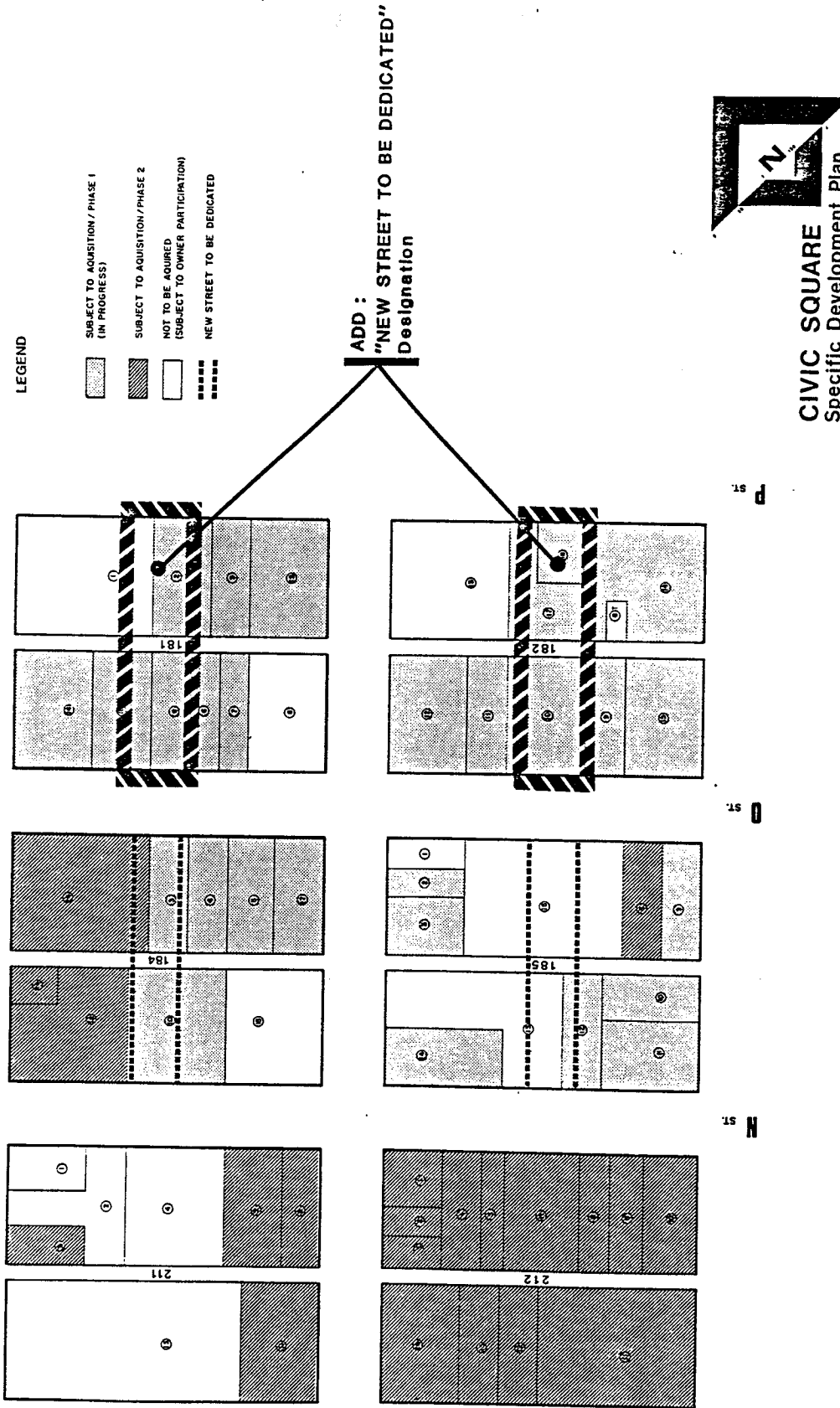


City of FRESNO	DEVELOPMENT Department	TITLE PUBLIC RIGHT OF WAY and EASEMENTS	AREA Civic Square Mariposa Project Urban Renewal Plan	REVISIONS	APPROVED BY	DATE	EXHIBIT NO.
				DATE	DATE	7	
				7			10

Tulare ST.

Kern ST.

Inyo ST.
M ST.
N ST.
O ST.
P ST.



CIVIC SQUARE
Specific Development Plan

	DEVELOPMENT Department	LAND ACQUISITION PLAN	AREA Civic Square Mariposa Project Urban Renewal Plan	REVISIONS 1. 10/1/77 2. 10/1/77 3. 10/1/77 4. 10/1/77 5. 10/1/77	APPROVED BY DRAWN BY DATE	EXHIBIT NO. 10
				DATE DATE DATE	OF 10	

8

EXHIBIT E

LIST AND DESCRIPTION OF "HOUSEKEEPING" PLAN CHANGES

1. Change the map of Exhibit No. 1, Land Use Plan; Exhibit No. 2, Zone Plan; Exhibit No. 3, Historic Structures; and Exhibit No. 4, Acquisition Plan to reflect the abandonment of Mono Street between "O" and "P" Streets, and the widening of "P" Street between Ventura and Inyo Streets that have been completed for the P.G. & E. Project.
2. Change the legend and map of Exhibit No. 4, Acquisition Plan to reflect the status of completed acquisitions of parcels in the Phase I and Phase II areas, and the completion of public right-of-way dedications and abandonments.
3. Change the legend and map of Exhibit No. 10, Civic Square Specific Development Plan, Land Acquisition Plan to reflect the status of completed acquisitions of parcels in the Phase I and Phase II areas, and the completion of street dedications in the Phase I area.
4. Change the map of Exhibit No. 7, Civic Square Specific Development Plan, Public Right of Way and Easements and Exhibit No. 8, Civic Square Specific Development Plan, Historic Structures, to reflect the completion of public right-of-way dedications and abandonments in the Phase I area.

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CITY OF FRESNO NEGATIVE DECLARATION

Initial Study is on file in the DEVELOPMENT DEPARTMENT
CITY HALL - 2326 Fresno St. - Fresno, CA 93721 (209) 488-4424

Applicant:

City of Fresno, Development
Department, 2326 Fresno St.
Fresno, CA 93721

Planning Division File No.
2- MCRP-88

RECEIVED

88 AUG 19 AM 11 02

CITY CLERK
FRESNO, CALIF.

Project Description and Location:

Plan Amendment No. 2-MCRP-88, amendments to the Mariposa Project Urban Renewal Plan to change the street designations of several local streets in the areas generally bounded by Inyo, "O", Tulare, Santa Fe Street, and by Divisadero, Fresno, "O", Streets within the Plan Area.

Filed with:
JACQUELINE L. RYLE,
City Clerk

2nd Floor - City Hall
2326 Fresno Street
Fresno, CA 93721

The proposed project has been evaluated with respect to each item on the attached environmental checklist. This completed checklist reflects comments of any applicable responsible agencies and research and analysis conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the Environmental Assessment Application, the checklist, and any attachments to the checklist, combined to form a record indicating that an initial environmental study has been completed in compliance with the State CEQA Guidelines and the California Environmental Quality Act.

Any rating of "2" on the checklist indicates that a specific adverse environmental effect has been identified in a category which is of sufficient magnitude to be of concern. Such an effect may be inherent in the nature and magnitude of the project or may be related to the design and characteristics of the individual project. Effects rated in this manner are not sufficient in themselves to require the preparation of an Environmental Impact Report and/or have been mitigated to the extent feasible.

All new development activity and many non-physical projects contribute directly or indirectly toward a cumulative impact on the physical environment. The incremental effect contributed by this project toward such a cumulative effect is not considered substantial in itself.

The proposed project is not expected to result in any significant adverse effects in terms of the factors considered on the environmental checklist, including any such factors for which minor effects have been identified. Cumulative effects of a significant nature are also not expected. The proposed project will not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines. The finding is therefore made that the proposed project will not have a significant adverse effect on the environment.

This Negative Declaration will be deemed final and effective if no appeal is filed in the manner specified by Section 12-513 of the Fresno Municipal Code.

Initial Study Prepared By:

Jerry Freeman, Supervising Planner

Submitted By:

Dr. Stan Rys, Deputy Director of Planning

Date:

August 18, 1988

ENVIRONMENTAL CHECKLIST

Potential Environmental EffectsEA No. 2-MCRP-881.0 TOPOGRAPHIC, SOIL, GEOLOGIC CONSIDERATIONS

- ☒ 1.1 Geologic hazards, unstable soil conditions
- ☒ 1.2 Adverse change in topography or ground surface relief
- ☒ 1.3 Destruction of unique geologic or physical features
- ☒ 1.4 Increased water erosion

2.0 AIR QUALITY

- ☒ 2.1 Substantial indirect source of pollution (large vehicle generator)
- ☒ 2.2 Direct on-site pollution generation
- ☒ 2.3 Generation of objectionable odors
- ☒ 2.4 Generation of dust except during construction
- ☒ 2.5 Adverse local climatic changes

3.0 WATER

- ☒ 3.1 Insufficient ground water available for long-term project use
- ☒ 3.2 Use of large quantities of ground water
- ☒ 3.3 Wasteful use of ground water
- ☒ 3.4 Pollution of surface or ground water supplies
- ☒ 3.5 Reduction in ground water recharge

4.0 PLANT LIFE

- ☒ 4.1 Reduction of the numbers of any unique, rare, or endangered species
- ☒ 4.2 Reduction in acreage of agricultural crop
- ☒ 4.3 Premature or unnecessary conversion of prime agricultural land

5.0 ANIMAL LIFE

- ☒ 5.1 Reduction in the numbers of any rare unique, or endangered species
- ☒ 5.2 Deterioration or displacement of valuable wildlife habitat

6.0 HUMAN HEALTH7.0 NOISE

- ☒ 7.1 Increases in existing noise levels
- ☒ 7.2 Exposure to high noise levels

8.0 LIGHT & GLARE

- ☒ 8.1 Production of glare which will adversely affect residential areas
- ☒ 8.2 Exposure of residences to high levels of glare

* 9.0 LAND USE

- ☒ 9.1 Incompatibility with adopted plans and policies
- ☒ 9.2 Acceleration of growth rate
- ☒ 9.3 Induces unplanned growth
- ☒ 9.4 Adverse change in existing or planned area characteristics

* 10.0 TRANSPORTATION & CIRCULATION

- ☒ 10.1 Generation of vehicle traffic sufficient to cause capacity deficiencies on existing street system
- ☒ 10.2 Cumulative increase in traffic on a major street for which capacity deficiencies are projected
- ☒ 10.3 Specific traffic hazard to motorists, bicyclists, or pedestrians
- ☒ 10.4 Routing of non-residential traffic through residential area
- ☒ 10.5 Insufficient or poorly located parking
- ☒ 10.6 Substantial increase in rail and/or air traffic

11.0 URBAN SERVICES

- ☒ 11.1 Availability of fire protection
- ☒ 11.2 Lack of emergency vehicle access
- ☒ 11.3 Adequacy of design for crime prevention
- ☒ 11.4 Overcrowding of school facilities
- ☒ 11.5 Availability of water mains of adequate size
- ☒ 11.6 Availability of sewer lines of adequate capacity
- ☒ 11.7 Availability of storm water drainage facilities (on or off site)
- ☒ 11.8 Availability of adequate park and recreation areas
- ☒ 11.9 Unusually high solid waste generation

12.0 HAZARDS

- ☒ 12.1 Risk of explosion or release of hazardous substances
- ☒ 12.2 Site subject to flooding
- ☒ 12.3 Adverse change in course of flow of flood waters
- ☒ 12.4 Potential hazards from aircraft accidents
- ☒ 12.5 Potential hazards from landfill and/or toxic waste sites

* 13.0 AESTHETICS

- ☒ 13.1 Obstruction to public or scenic vista or view
- ☒ 13.2 Creation of aesthetically offensive conditions
- ☒ 13.3 Removal of street trees or other valuable vegetation
- ☒ 13.4 Architectural incompatibility with surrounding area

14.0 HISTORICAL/ARCHEOLOGICAL

- ☒ 14.1 Removal of historic building, disruption of archeological site
- ☒ 14.2 Construction or activity incompatible with adjacent historic site

15.0 ENERGY

- ☒ 15.1 Use of substantial amounts of fuel or energy
- ☒ 15.2 Substantial increase in demand upon existing sources of energy
- ☒ 15.3 Wasteful use of energy

* See reverse side for explanation of ratings

INITIAL STUDY FOR ENVIRONMENTAL ASSESSMENT
OF PLAN AMENDMENT NO. 2-MCRP-88

Project Description

Plan Amendment No. 2-MCRP-88 proposes to change the designation of the portion of Kern Street between "O" and "P" Streets to a pedestrian mall, and designate the portion of Kern Street between "P" Street and Santa Fe Avenue for pedestrian improvements in a "semi-mall" concept.

The Main and Capitol Street alignments will be extended eastward from "O" to "P" Streets. Also addressed will be the deletion of the "street may be abandoned" designation for "S" and "T" Streets between Fresno and Tulare Streets and Merced Street between "O" and "R" Streets. The designation will also be changed for Effie Street between Divisadero and Tuolumne Streets from "street to be abandoned" to "street may be abandoned."

Additionally, there are several minor "housekeeping" changes of an administrative/technical nature to the text and graphics of the plan document that relate to actions that have already been completed in the overall plan area.

Background

This Environmental Assessment takes into consideration the Final EIR relating to Mariposa Medical Center Project Urban Renewal Plan, prepared by VTN Consultants of Los Angeles in March 1974; Environmental Assessment No. 2195-UDAG, prepared by the City of Fresno Planning and Inspection Department, July 19, 1978, for the 1978 Civic Center Square UDAG Project Application; Environmental Assessment No. 4551, prepared by the City of Fresno Housing and Community Development Department, May 28, 1982, for the 1982 Plan Amendment to the Mariposa Project Urban Renewal Plan; Environmental Assessment No. 1-MCRP-88, prepared by the City of Fresno Development Department, January 5, 1988, for the 1988 Plan Amendment to the Mariposa Project Urban Renewal Plan; Environmental Assessment prepared by Michael Paoli and Associates, June 1988, for the 1988 Civic Center Square/P.G.& E. Infrastructure Improvement UDAG Application. Negative Declarations resulted from the first three environmental assessments (E.A. No. 2195-UDAG, No. 4551, No. 1-MCRP-88) identified in the preceding. The Environmental Assessment for the 1988 UDAG Application is still being processed. The Final EIR and the four environmental assessments identified in the preceding are included in this environmental assessment by reference.

9.0 Land Use

Approximately one acre will be removed from the "Office/Commercial Development" designation in the extension of the two, new segments of Main and Capitol Streets, which is not expected to result in any significant adverse effects.

10.0 Transportation and Circulation

The construction of two, new local streets by extending the Main and Capitol Street alignments between "O" and "P" Streets provides a replacement for the east-west, circulation component displaced by the conversion of the Kern Street segment between "O" and "P" Streets into a pedestrian mall. This will create two new intersections within the "O" Street alignment but this is not expected to result in any adverse effects since "O" Street is also a local street, intended for trips of short duration and providing access to adjacent properties.

The construction of the Kern Mall between "O" and "P" Streets and a "semi-mall" treatment for Kern Street between "P" Street and Santa Fe Avenue will not result in significant adverse effects in the environment. The proposed changes should be beneficial as they improve the pedestrian environment for the Plan Area. The proposed pedestrian way improvements are key segments in the implementation of a comprehensive pedestrian way route along the Kern Street alignment that will eventually link the Fulton Mall with the Santa Fe Depot area. Some of the pedestrian way improvements have already been completed, such as the Kern Mall segments between "N" and "O" Streets, and between Broadway and Van Ness Avenues in the Central Business District.

The deletion of the "street may be abandoned" designation for "S" and "T" Streets between Fresno and Tulare Streets and Merced Street between "O" and "R" Streets and the change in designation for Effie Street between Divisadero and Tuolumne Street from "street to be abandoned" to "street may be abandoned" is not expected to result in any significant adverse effects.

13.0 Aesthetics

The pedestrian way improvements with the proposed Kern Mall between "O" and "P" Streets, and the "semi-mall" treatment for Kern Street between "P" Street and Santa Fe Avenue, as indicated above, will not result in adverse effects in the environment. The proposed changes should result in beneficial physical changes including a more pleasing visual environment, improved air quality and energy conservation.

Findings:

There is no substantial evidence in the record that the proposed plan amendments may have a significant effect on the environment, and the preparation of an environmental impact report is not warranted. Therefore, a negative declaration is the appropriate environmental document for this project.

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